



Town Council Agenda Report

SUBJECT: Site Plan

Application No. SP 12-9-99

Project Name: Flamingo Commons

Location: 12451 Orange Drive

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Flamingo Commons

REPORT IN BRIEF: Proposed for the site is a 28 acre joint venture master plan designed for office/retail use. The east 9.4 acres will be owned and developed by Roho -Flamingo LTD. and the west 18.5 acres will be owned and developed by Falls Executive Center, L.L.C. The site will encompass 7 parcels (A thru G) ranging in size from 1.5 to 12.5 acres located on the NW corner of Flamingo Road and Orange Drive. The applicant is proposing development for only Parcel E at this time to include eight (8) single story office buildings and one (1) two story office building. A proposed lake/wetland will surround Parcel E on three sides. The remaining proposed on site development will include a 48,352 square foot lake on the west portion of Parcel G, interior roadways and perimeter and interior roadway landscaping. All interior roads and perimeters will be landscaped prior to the first Certificate of Occupancy for each of the two developers. Each developer will create a declaration of covenants and restrictions to go with the land, providing for maintenance of common landscape areas and other improvements. Signage and architectural features will share common elements to provide the appearance of a master planned development.

PREVIOUS ACTIONS: The property was rezoned and approved by Town Council in January 1996 from A-1 to B-3. Town Council also approved a variance to reduce the required building separation from 30' to 26'-4" for buildings 7, 8 & 9 and from 30' to 26'-8" for buildings 2, 3 & 4 on March 1, 2000 (motion carried 5-0).

CONCURRENCES: Site Plan Committee Recommendation: Motion to recommend approval subject to planning report with the following amendments and additions: Item seven, provide "non-canopy" accent trees within the landscape parking medians so as not to obstruct the artificial lighting. Item eight, the developer has 90 days to provide a wetland landscape plan. Item eleven, the developer shall be granted 24 month from the time of the issuance of the first certificate of occupancy in parcel E only, in order for the Town to evaluate whether a perimeter masonry wall would be needed for parcel E; and that the developer acquire a surety bond or whatever instrument is determined appropriate by the Town attorney, to assure the construction of the masonry wall should the Town decide it was necessary. Specify the color of the roof material before the plans are presented to Town Council. Calculate the percentage of open space and indicate same in the site plan summary. (5-0, March 7, 2000)

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 12-9-99 subject to the following conditions prior to the issuance of a certificate of occupancy.*

1. Providing a statement on the master site plan to ensure a unified architectural theme will be implemented for all proposed and future structures within the Master Plan. The statement shall include common building materials, colors,

Item No.

and elements to be used.

2. Installing all perimeter and spine road landscaping within the ROHO property.
3. Installing all perimeter and spine road landscaping within the FALLS property.
4. FALLS and ROHO entering into an agreement that will be recorded in the public records that will provide the right of FALLS to complete the ROHO landscaping and for ROHO to complete the FALLS landscaping if same has not been completed within 22 months of the first building permit. The agreement shall be secured by a lien on the undeveloped portion of the non-performing parties property.
5. Switching the Holly trees along the interior roadway for Live Oak trees to continue the Live Oak pattern.
6. Reflecting a more naturalistic planting scheme along Orange drive and Flamingo Road by using materials such as Slash Pine, Sabal Palms, Live Oak, Buttonwood ect.. also providing groupings of native or drought tolerant accent shrubs and groundcover under proposed trees in addition to the propose hedge.
7. Providing accent trees within the landscape parking medians.
8. Providing wetland trees at the rear of the office buildings.
9. Verifying all monument and pylon signage will be set back from the property line to an equal distance as the proposed height of the sign.
10. Reducing the height of the proposed monument and pylon signs to a maximum of 15' in height.
11. Providing the required 6' CBS wall along the north and west perimeters.

Attachment(s): Planning Report, Land Use Map, Subject Site Map, Aerial

Application #: SP 12-9-99
Flamingo Commons

Item No.

Revisions:

Exhibit "A"

Original Report Date: March 7, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner

Name/Address:

Falls Executive Center, L.L.C.
9000 Sheridan Street
& ROHO- Flamingo, LTD.
10021 Pines Boulevard

City: Pembroke Pines, FL. 33024

Phone: 954 262-8832

Agent:

Name: Howard J. Zimmerman

Address: 9000 Sheridan Street

City: Pembroke Pines, FL. 33024

Phone: 954 431-7111

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 12451 Orange Drive

Land Use Plan Designation: Commercial

Existing Zoning: B-3 (Planned Business District)

Existing Use: Vacant Parcel

Proposed Use: Commercial master plan (office/retail complex)

Surrounding Land Use:

North: Vacant land

South: Single Family Residential across the C-11 canal

East: Vacant land

West: Vacant land

Surrounding Zoning:

North: A-1 (Residential 1du/ac)

South: E-1 (Single Family Residential) Unincorporated Broward County/
A-1 (Single Family Residential) Cooper City

East: AG (Agricultural)

West: A-1 (Residential 1du/ac)

ZONING HISTORY

Related zoning history: A settlement agreement was approved in 1995 for property annexation into the Town of Davie for the platted area titled "ICE Plat". A settlement agreement is currently being processed for the 40,350 square feet in the lower southeast corner of the master plan being platted as "ICE II Plat."

Previous request on the same property: The property was rezoned and approved by Town Council in January 1996 from A-1 to B-3. Town Council also approved a variance to reduce the required building separation from 30' to 26'-4" for buildings 7, 8 & 9 and from 30' to 26'-8" for buildings 2, 3 & 4 on March 1, 2000 (motion carried 5-0).

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* Proposed for the site is a 28 acre joint venture master plan designed for office/retail use. The east 9.4 acres will be owned and developed by ROHO -Flamingo LTD. and the west 18.5 acres will be owned and developed by Falls Executive Center, L.L.C. The site will encompass 7 parcels (A thru G) ranging in size from 1.5 to 12.5 acres located on the NW corner of Flamingo Road and Orange Drive. The applicant is proposing development for only Parcel E at this time to include eight (8) single story office buildings and one (1) two story office building. A proposed lake/wetland will surround Parcel E on three sides. The remaining proposed on site development will include a 48,352 square foot lake on the west portion of Parcel G, interior roadways and perimeter and interior roadway landscaping.
2. *Buildings:* The office buildings on Parcel E will have a traditional style architecture with red brick exterior walls, accent roof dormers, flat shake concrete roof tiles, off white stucco recessed walls and white accent trim and crown moldings. The eight (8) single story buildings will have 6,054 square feet of gross floor area and a height of 18'-

3” to the mean of roof. The two story building will have 34,355 square feet of gross floor area and a height of 33’-7” to the mean of roof.

3. *Access and Parking:* Access to the site will be provided by two ingress/egress easements off of Flamingo Road and two ingress/egress easements off of Orange Drive. Parking requires 348 spaces with 362 provided.
4. *Landscaping:* All interior roads and perimeters will be landscaped prior to the first Certificate of Occupancy for each of the two developers. Royal Palms are proposed to align the main entrance roads off of Orange Drive and Flamingo Road leading into the property. Live Oaks, Crepe Myrtle, Dahoon Holly and Gumbo Limbo are proposed along the perimeters buffers with a continuous hedge of cocoplum. Adjacent to the building are Royal Palms, Foxtail Palms, flowering accent trees and foundation plantings.
5. *Drainage/Open Space information* . The majority of the on-site drainage will be handled by the two proposed on-site lakes with overflow discharging into the canal along the east property line.
6. *Signage:* The monument, master pylon, directory and directional signs are proposed for approval at this time. The base materials will be in red brick with white stone caps with decorative lighting fixtures to match the architectural style of the proposed office buildings. Lettering will be in an aluminum bronze anodized finish on a black metal background.
7. *Unified Control:* Each developer will create a declaration of covenants and restrictions to go with the land, providing for maintenance of common landscape areas and other improvements. Signage and architectural features will share common elements to provide the appearance of a master planned development.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 2 characterized by single family residential at a density of one dwelling unit per acre. A substantial Florida Power and Light transmission corridor exists in this planning area as well as Planning Areas 1 and 3.

Broward County Land Use Plan: The overall parcel is governed by the plat titled “ICE Plat”

with the exception of 40,350 square feet in the lower southeast corner of the parcel that is currently unplatted. The unplatted portion titled "ICE II" is in review with a restriction of 9,000 square feet of commercial use. The "ICE Plat" is restricted to 300,000 square feet of commercial use.

Staff Analysis

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 12-9-99, subject to the conditions listed below prior to the issuance of a certificate of occupancy.*

1. Providing a statement on the master site plan to ensure a unified architectural theme will be implemented for all proposed and future structures within the Master Plan. The statement shall include common building materials, colors, and elements to be used.
2. Installing all perimeter and spine road landscaping within the ROHO property.
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10. Reducing the height of the proposed monument and pylon signs to a

maximum of 15' in height.

11. Providing the required 6' CBS wall along the north and west perimeters.

Site Plan Committee

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend approval subject to planning report with the following amendments and additions:

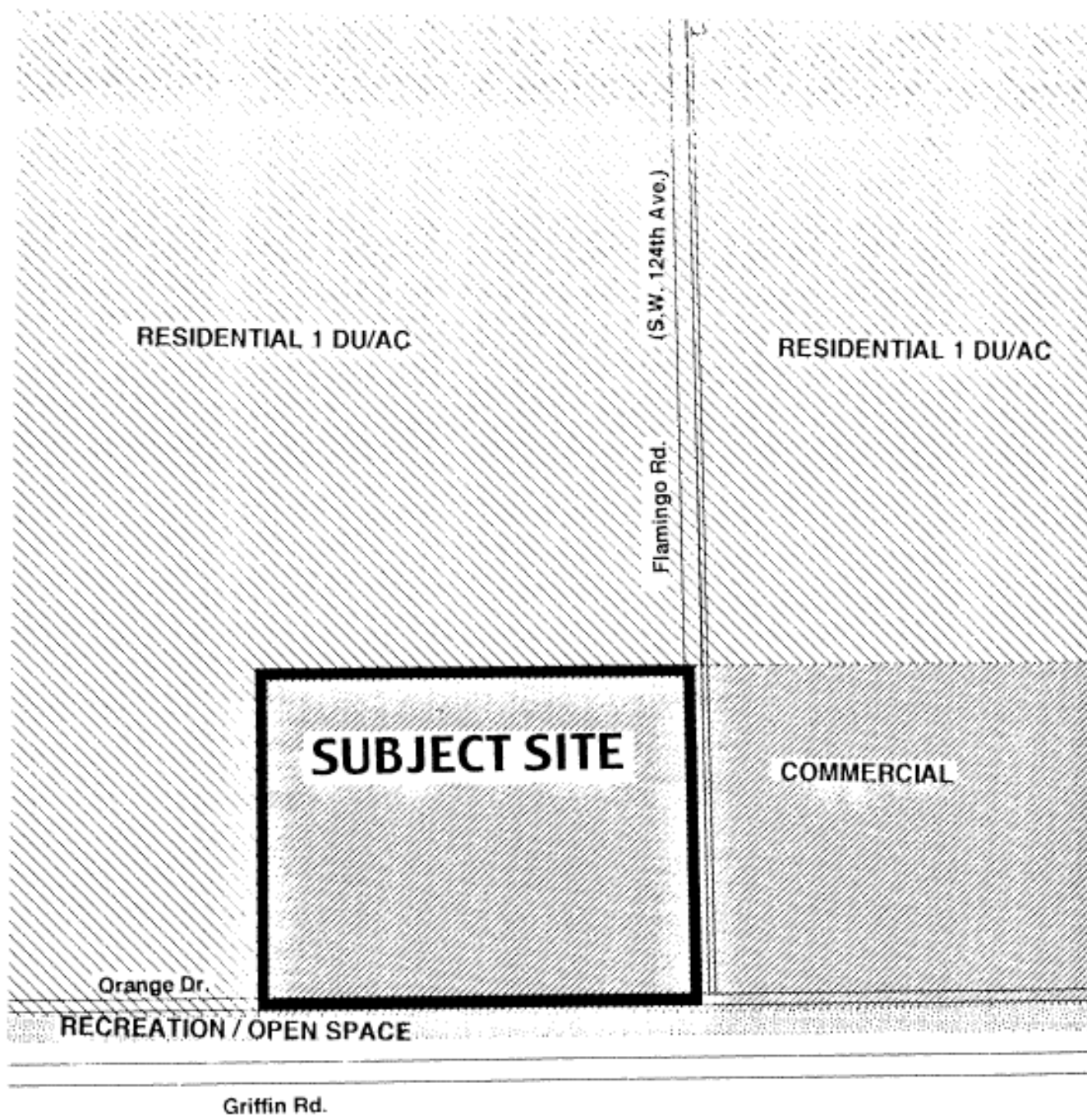
Item seven, provide “non-canopy” accent trees within the landscape parking medians so as not to obstruct the artificial lighting. Item eight, the developer has 90 days to provide a wetland landscape plan. Item eleven, the developer shall be granted 24 month from the time of the issuance of the first certificate of occupancy in parcel E only, in order for the Town to evaluate whether a perimeter masonry wall would be needed for parcel E; and that the developer acquire a surety bond or whatever instrument is determined appropriate by the Town attorney, to assure the construction of the masonry wall should the Town decide it was necessary. Specify the color of the roof material before the plans are presented to Town Council. Calculate the percentage of open space and indicate same in the site plan summary. (5-0, March 7, 2000)

Exhibits

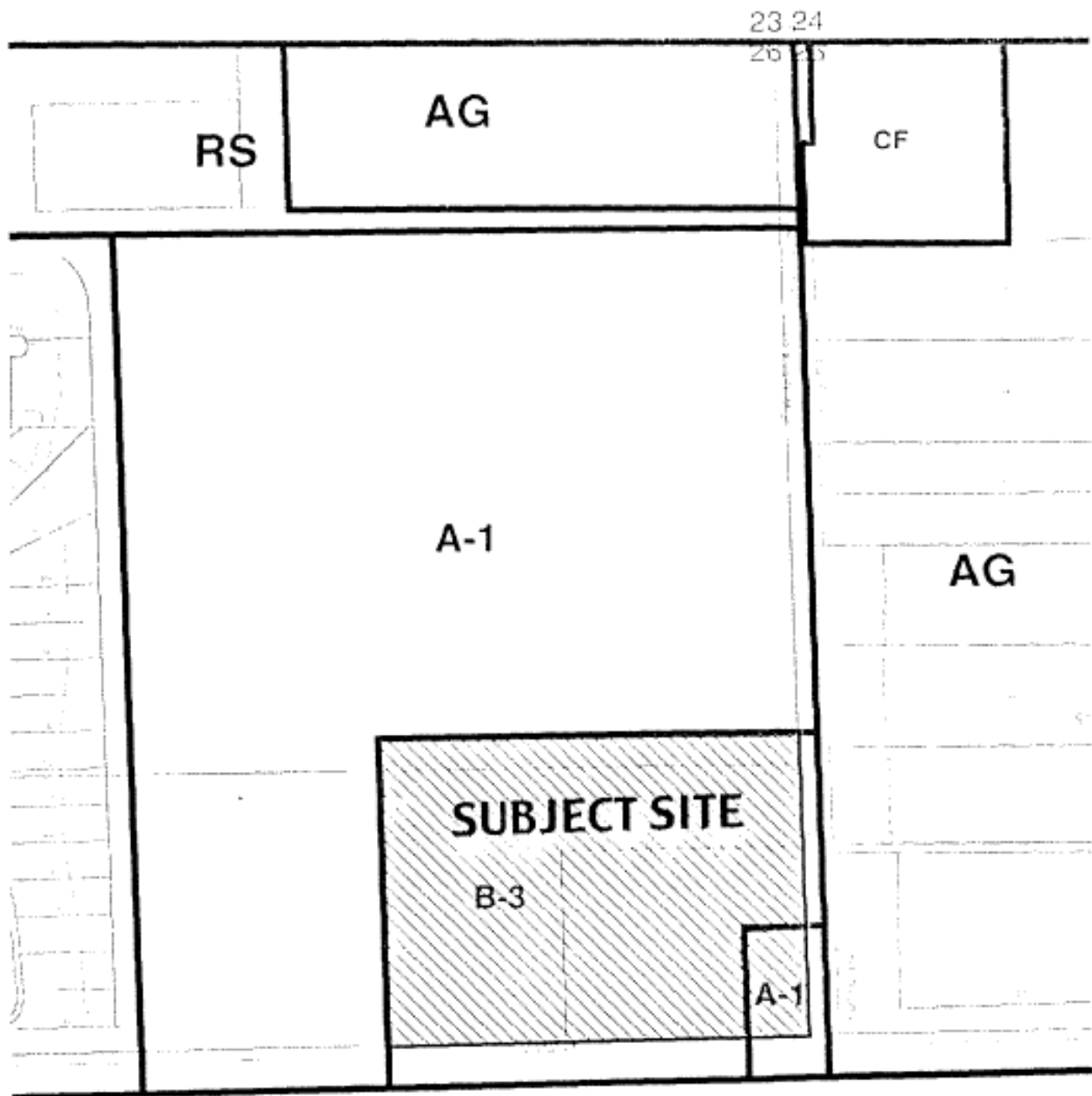
1. Land Use Map, Subject Site, Zoning Map, Aerial

Prepared by: _____

Reviewed by: _____

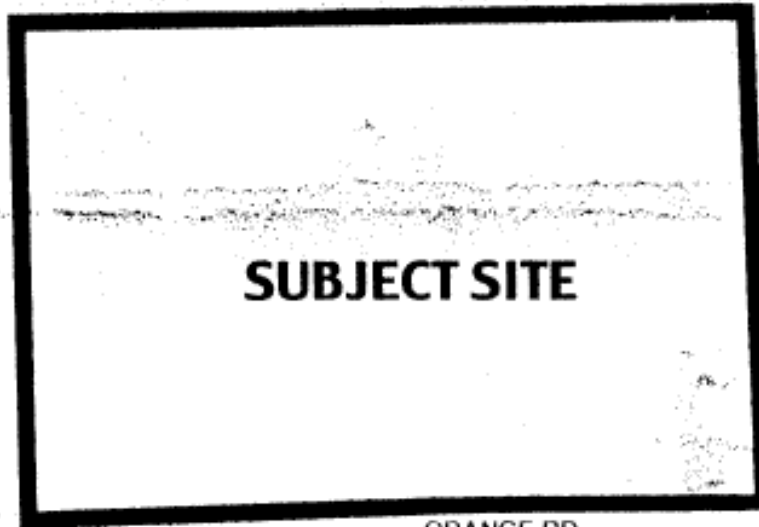


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|--|--|---------------|
| PETITION NUMBER | | N 4 |
| SP 12-9-99 | | |
| <small>Source: Town of Ocala Future Land Use Map</small> | | |
| PREPARED 1/14/00 | | |
| BY THE PLANNING & ZONING DIVISION | | |



| | |
|--|---|
| PETITION NUMBER | N |
| SP 12-9-99 | 4 |
| PREPARED 1/14/00 BY THE PLANNING & ZONING DIVISION | |

VACANT



SUBJECT SITE

FLAMIGO RD

VACANT

ORANGE RD

TOWN LIMITS

GRIFFIN RD

N
↑ DATE FLOWN
JANUARY 1998
SCALE NTS
SP 12-9-99